

# **Board of County Commissioners**

## **Division of Planning & Development**

### **Development Review**

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## **Development Review Committee Meeting** **December 12, 2005**

### **Members Present-**

Roberta Rogers-Chairperson/Director, Aimee Webb-Development Coordinator, Skip Lukert-Building Official, Dale Parrett-Public Works, Barry Ginn-Barrineau Ginn & Associates, Keith Hunter-Environmental Health, Becky Howard-Deputy Clerk, Marie Keenum-911 Coordinator, Mike Springstead-Springstead Engineering, Terry Neal-Attorney, and Alysia Akins-Secretary.

The meeting convened at 2:00pm.

### **Approval of Minutes-**

Mrs. Keenum made a motion to approve the minutes from December 5, 2005. Mr. Hunter seconded the motion and the motion carried.

### **OLD BUSINESS:**

#### **The Villages: Wal-Mart Supercenter – Major Development – Preliminary and Engineering Review**

Rosel Pine, Wal-Mart attorney, and Larry Wray, CPH Engineers, Inc., were present and requesting preliminary and engineering approval to construct a Wal-Mart Supercenter. Code regulations regarding the proposed liquor sales and the school's proximity were discussed. The legal description for Wal-Mart will be revised and the gas station will be included on a separate parcel. A letter was received from Ms. Pine acknowledging the issue of the proposed close proximity of the liquor store and school. Road right-of-way issues were discussed regarding the southern portion of CR 105 and turn lanes onto C-466. The north side of the edge of pavement includes the storm inlet and paved maintenance right-of-way. The east side of the edge of pavement needs to be dedicated. There will be no utility work further than the established right-of-way line on the west side. Deeded right-of-way vs. prescriptive right-of-way was discussed. In circumstances involving new construction, 12' of right-of-way is generally deeded to the County. The existing platted right-of-way was discussed. Any approvals will be subject to resolving all right-of-way issues. A right-of-way agreement for the acquisition of additional right-way is needed from the adjoining property owner to the southwest. Access driveways were discussed. Mrs. Keenum requested the entrance drive be named. Revised plans will be submitted.

Mrs. Webb moved to recommend approval of the preliminary and engineering plans, subject to all comments being addressed on revised plans and all right-of-way issues being resolved. Mr. Springstead seconded the motion and the motion carried.

**NEW BUSINESS:**

**VOS: Unit 129 – Major Development – Engineering Review**

Chris Germana, Kimley-Horn and Associates, Inc., was present and requesting engineering approval to develop a 253-unit subdivision. Engineering comments were discussed regarding reference of the construction detail manual and receipt of all regulatory agency permits.

Mr. Springstead moved to approve the engineering plans, subject to comments being addressed. Mrs. Keenum seconded the motion and the motion carried.

**VOS: Unit 130 – Major Development – Engineering Review**

Chris Germana, Kimley-Horn and Associates, Inc., was present and requesting engineering approval to develop a 147-unit subdivision. Engineering comments were discussed regarding reference of the construction detail manual and receipt of all regulatory agency permits. The permanent sump area regarding the back slope and elevations not coinciding was discussed. The mass grading area needs to be clarified on the plans. An as-built survey will be submitted. Proposed contours and the basin area were discussed. Screening/buffering was also discussed.

Mr. Springstead moved to approve the engineering plans, subject to all comments being addressed on revised plans. Mrs. Webb seconded the motion and the motion carried.

Mr. Springstead excused himself at 2:25pm.

**Fairways at Rolling Hills, Phase III – Final Plat Review**

Mrs. Keenum moved to table this project until the end of the meeting since no one was present. Mrs. Webb seconded the motion and the motion carried.

**Stagecoach Junction Fellowship Church – Medium Development – Special Use Permit**

Tom Monroe, applicant, and Paul Furman, McKean and Associates, Inc., were present and requesting a special use permit to construct an 80' x 80' church. The church is currently renting a facility. Staff comments were discussed regarding labeling the plans as conceptual, outgoing turn radius needing to be 35', labeling all structure heights, showing all information on surrounding properties, showing the number of parking spaces and parking information, and showing the total of all impervious areas. All proposed structures need to be shown on the plans. Any buildings that may be needed in the future should be shown on the plans along with the phases of construction. There is no parsonage proposed. The seating capacity of the proposed church is 150 people. The property is currently vacant with an irrigation well. Engineering comments were discussed regarding the estimated seasonal high water table and soil survey data. A driveway permit can be obtained through Public Works. Special design criteria and threshold engineers were discussed. There were no comments from Fire Services.

Mrs. Webb moved to recommend approval to the Zoning and Adjustment Board, subject to all comments being addressed on revised plans. Mr. Ginn seconded the motion and the motion carried.

**Stagecoach Junction Fellowship Church – Medium Development – Special Use Permit**

Tom Monroe-applicant, Cheryl Pence-agent, and Albert Wood-church member, were all present and requesting a special use permit to utilize a 40' x 50' building for a church. The existing building was used for a tractor repair business. The existing mobile home on the property will be used for the parsonage. This property usage will be temporary until the previously discussed project is completed. There were no comments from staff. The existing driveway should be sufficient for the proposed use. The parking area and driveway area is subject to flooding.

The plans are acceptable for conceptual review. Engineering plans are not needed since there will be no new construction. This may be considered a minor development. Renovation plans will be submitted. The existing septic system is fairly new, but the permit is currently on hold. Any outstanding issues with Environmental Health will need to be addressed. There were no comments from the engineer. The church building will need to have its own address.

Mrs. Webb moved to recommend approval to the Zoning and Adjustment Board, subject to all issues being addressed. Mrs. Keenum seconded the motion and the motion carried.

**Fairways at Rolling Hills, Phase III – Final Plat Review**

Mrs. Webb moved to table this project until December 19, 2005, since no one was present. Mr. Ginn seconded the motion and the motion carried.

The next meeting is scheduled for December 19, 2005.

Mr. Ginn moved to adjourn. Mrs. Keenum seconded the motion and the motion carried. Meeting adjourned at 2:50pm.